

BENCH MARK: L.A. COUNTY NO. G 3388 1995 ADJ.  
ELEV. 681.941, DATUM NAVD 88

RDBM TAG IN EAST CURB OF GRAND AVE. 42.7'  
EAST OF CENTERLINE & 29.5' NORTH OF  
CENTERLINE PROD' OF CAMERON AVE. (FROM  
THE WEST).

Per Title 20.24.140 of LA County Code, obstructing access to sewer facilities is prohibited. No object (device) to remove shall be located over the sewer easement(s) as to interfere with ready access to sewer facilities.

- A. NOTES:**
- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
  - Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
  - Stockpiles of earth and other construction related materials must be protected from being transported from the site by the force of wind or water.
  - Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contribute to the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner.
  - Excess of waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete washes on-site until they can be disposed of as solid waste.
  - Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
  - Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance/exitways must be established so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
  - Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
  - The following BMPs as outlined in, but not limited to, the latest edition of the California BMP Handbook (Construction) or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)

- EROSION CONTROL**
- EC1 SCHEDULING
  - EC2 PRESERVATION OF EXISTING VEGETATION
  - EC3 HYDRAULIC MULCH
  - EC4 HYDROSEEDING
  - EC5 SOIL BONDERS
  - EC6 STRAW MULCH
  - EC7 GEOTEXTILES & MATS
  - EC8 WOOD MULCHING
  - EC9 EARTH COVERS AND DRAINAGE SWALES
  - EC10 VELOCITY DISSIPATION DEVICES
  - EC11 SLOPE DRAINS
  - EC12 STREAMBANK STABILIZATION
  - EC13 RESERVED
  - EC14 COMPOST BLANKETS
  - EC15 SOIL PREPARATION/ENHANCING
  - EC16 NON-VEGETATED STABILIZATION

- NON-STORM WATER MANAGEMENT**
- NS1 WATER CONSERVATION PRACTICES
  - NS2 DENATURING OPERATIONS
  - NS3 PAVING AND GRADING OPERATIONS
  - NS4 TEMPORARY STREAM CROSSING
  - NS5 CLEAR WATER DIVERSION
  - NS6 FLAT CONNECT CONDUIT/SHOULDER
  - NS7 POTABLE WATER INFILTRATION
  - NS8 WATER AND EQUIPMENT CLEANING
  - NS9 VEHICLE AND EQUIPMENT FUELING
  - NS10 VEHICLE AND EQUIPMENT MAINTENANCE
  - NS11 PILE DRIVING OPERATIONS
  - NS12 CONCRETE CURING
  - NS13 CONCRETE FINISHING
  - NS14 MATERIAL AND EQUIPMENT USE
  - NS15 DEMOLITION ADJACENT TO WATER
  - NS16 TEMPORARY BATCH PLANTS

- WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL**
- WM1 MATERIAL DELIVERY AND STORAGE
  - WM2 MATERIAL USE
  - WM3 STOCKPILE MANAGEMENT
  - WM4 SPILL PREVENTION AND CONTROL
  - WM5 SOLID WASTE MANAGEMENT
  - WM6 HAZARDOUS WASTE MANAGEMENT
  - WM7 CONTAMINATION SOIL MANAGEMENT
  - WM8 CONCRETE WASTE MANAGEMENT
  - WM9 SANITARY/SPECIFIC WASTE MANAGEMENT
  - WM10 LIQUID WASTE MANAGEMENT

**NOTICE TO CONTRACTOR**

LOT NO. 40 IS RESTRICTED FROM CONSTRUCTION OF BUILDINGS AND WILL NOT BE SERVED BY THIS SEWER.

The developer shall be responsible for the continued maintenance of PC 12280 sanitary sewer until the County formally accepts it for maintenance. All manholes, manholes and laterals shall be protected from damage and infiltration.

EXISTING SEWER SYSTEM SHALL BE OPERATIONAL AT ALL TIMES DURING CONSTRUCTION/RECONSTRUCTION. NOTIFY AFFECTED HOMEOWNERS AT LEAST 72 HRS IN ADVANCE.

B/W BACKWATER VALVES SHALL BE NECESSARY FOR LOTS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 18, 19, 20, 21, 22, 25, 27, 28, 29, 30, 31, 32, 35, 36, 37, 38 & 39

SEWER VIDEO OF ALL SEGMENTS SHALL BE SUBMITTED PRIOR TO PARTIAL FIELD ACCEPTANCE (95%) AND COMPLETED FIELD ACCEPTANCE (98%). FINAL MAP AND AS-BUILT SEWER PLANS SHALL BE SUBMITTED PRIOR TO PARTIAL FIELD ACCEPTANCE

SEWER LATERALS SHOWN ON PLANS ARE FOR REFERENCE ONLY.

ALL SANITARY SEWER MANHOLE SHAFTS AND FRAMES SHALL BE WATER-TIGHT WITH APPROVED JOINT SEALING COMPOUND.

**NOTES:**

Any damage to the sewer line shall be the responsibility of the contractor/surveyor. All grading and construction occurring over and the vicinity of the existing sewer shall be performed in the presence of a County Inspector. Where applicable, the sewers shall be protected per Std. Plan 2023-2 at all significant crossings.

**PRIVATE CONTRACT SEWER GENERAL NOTES**

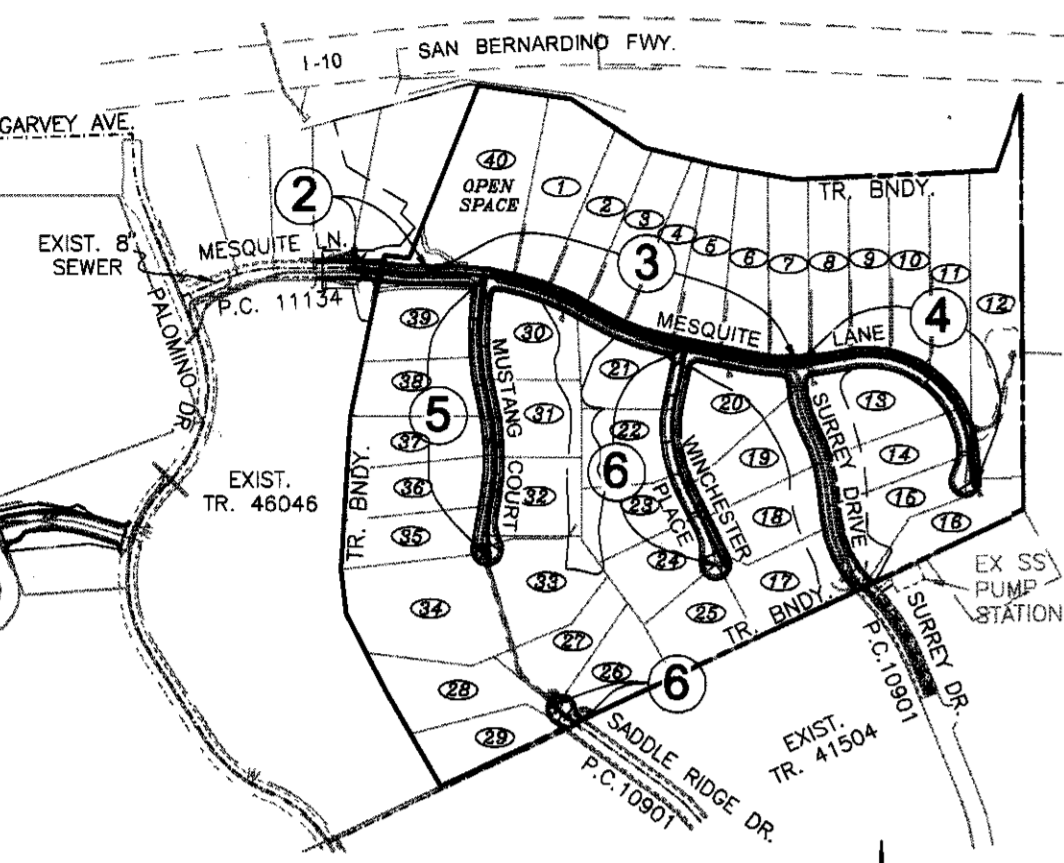
- A sewer construction permit shall be obtained and a fee paid for construction inspection and record plans to the County of Los Angeles Department of Public Works at the Permit Counter, 900 South Fremont Avenue, 3rd Floor, Alhambra, at least 72 hours prior to starting work under this permit. Copies of all other required permits, such as road excavation, Caltrans, etc., must be filed with the permit application.
  - When work is within a contract city, a sewer construction permit shall be obtained and a fee paid for construction inspection and record plans to the City. The contractor must contact the Director of Public Works of that City to determine the location to pay the inspection fees.
  - Prior to issuance of any permit, the contractor shall file a permit for excavations and trenches from the State of California Division of Industrial Safety, and a Certificate of Workers' Compensation Insurance with the Department of Public Works, named as the Certificate Holder. The County of Los Angeles Department of Public Works shall be notified 30 days prior to construction of the insurance policy.
  - If work is done in a State Highway, a permit must be obtained from the State of California Division of Highways, 120 South Spring Street, Los Angeles, California.
  - The contractor shall contact the district office listed on the "Application for Construction Permit" to arrange for an acceptable construction start date.
  - Approval of this plan by the County of Los Angeles Department of Public Works does not constitute a representation as to accuracy of the location of the existence or nonexistence of any underground utility pipe or structure within the limits of this project. The note applied to all pages.
  - All work shall be in accordance with the latest approved edition of the "Standard Specification for Public Works Construction" including supplements if there is any, the latest "Additions and Amendments to the Standard Specifications for Public Works Construction," and shall be prosecuted only in the presence of the County of Los Angeles Department of Public Works.
  - The contractor's attention is directed to Section 7-10.4.2 of the "Standard Specifications for Public Works Construction" in regard to safety orders and shall conform to the "Minimum Public Safety Requirement" as shown on County of Los Angeles Department of Public Works Standard Plan No. 6008-1.
  - Elevations are in feet above U.S.C. and G.S. sea level datum of 1988.
  - No revisions shall be made in these plans without the approval of the County of Los Angeles Department of Public Works.
  - No representative of the County of Los Angeles Department of Public Works will survey or layout any portion of the work.
  - Grades to which this improvement is to be constructed are shown on plans and profiles. Grade points for top of curbs, centerline of streets, or centerline of alleys is shown by circles on profiles at all points between said designed points. The grade shall be established so as to conform to a straight line drawn between said design points.
  - The private engineer shall furnish the County of Los Angeles Department of Public Works with grade sheets and stationing for all house laterals and "Y" and "T" branches and shall provide stakes for them at their proper locations with stationing plainly marked. All house laterals shall be constructed in a straight alignment at right angles from the main line sewer except as shown on the plan. House laterals from chimneys shall not have an angle of less than 45 degrees with the M.L. sewer. Any change in alignment shall be requested in writing by the private engineer.
  - The private engineer shall furnish the house lateral depth at the property line below the top of curb elevation for each house lateral on the grade sheet.
  - An approved backwater valve is required when the pad is lower in elevation than the top of the next upstream manhole.
  - Contact Environmental Programs Division for an Industrial Waste Discharge Permit at (626) 458-5517.
- CONSTRUCTION NOTES**
- Provide survey stakes on the property line or property lines produced at right angles to the sewer line at the centerline of each manhole.
  - Vitrified clay pipe joints shall be type "D" or "G" per "Standard Specifications for Public Works Construction" Section 209-2.
  - If a power pole is within three feet of the sewer, the sewer shall be encased, per LACDPW Standard Plan 2023-2, Case II, two feet on each side from the point of interference.
  - All joints between cast-iron pipe and vitrified clay shall be made with a rubber seal joint, type "D" (with bushing if necessary), per "Standard Specifications for Public Works Construction" Section 209-2.
  - House laterals to be constructed with inverts at the property line 6 feet below curb grade except as noted.
  - Wye or tee branches may be used for connections to the mainline sewers except as noted.
  - If during the course of construction it is determined that there is less than four feet of cover over the top of a mainline or house lateral V.C.P. sewer, which is not indicated on the plans, the pipes shall be encased per LACDPW Standard Plan 2023-2, Case II, unless otherwise approved by the County of Los Angeles Department of Public Works.
  - All structures shall be precast concrete sewer manholes per LACDPW Standard Plan S-36 (SPPWC 200-1), or reinforced concrete manhole per LACDPW Standard Plan 2005-2, except as noted.
  - Resurface all trenches within paved areas to meet Department of Public Works or California State Highway requirements in accordance with the permits.
  - Full compliance with Section 306-1.3 of the "Standard Specifications for Public Works Construction" will be required for backfill in street. Certification of backfill, compaction, and settlements by a qualified Civil Engineer shall be provided by the permittees prior to the issuance of a Certificate of Partial Acceptance.
  - All backfill and fills outside of the street right of way shall be compacted to 90 percent of the maximum density as determined by ASTM Soil Compaction Test D 1557 Method "D", unless otherwise specified. This shall be certified by a qualified Civil Engineer. The certification shall be submitted to the Land Development Division, Permit Section of the County of Los Angeles Department of Public Works prior to the acceptance of the work.
  - Manhole tops in unimproved rights of way to be six inches above finished grade.
  - Manholes to be tested for leakage per Section 306-1.4 of the "Standard Specification for Public Works Construction" and "Special Provisions for the Construction of Sanitary Sewer" if applicable.
  - Manhole tops in improved rights of way to be level with finished grade.
  - All wyes and/or house laterals are to be located at least 5 feet apart, and when possible, not closer than 5 feet to any manhole.
  - All pipe materials shall be extra strength vitrified clay pipe or ductile iron pipe or other approved materials by the County of Los Angeles Department of Public Works.
  - All Ductile Iron pipe shall be lined with Protecto 401 Ceramic Epoxy lining.
  - Cured in place pipe liner shall be used for all extra vitrified clay pipe if lining is required.
  - All Chimneys shall have terminal cleanout structure per SPPWC std. plan 204-2.

Engineer's/Surveyor's Statement Regarding the Presence of Monuments within project limits:

I hereby attest that I have located and referenced on these plans the monuments existing prior to construction to ensure perpetuation of their location in accordance with section 8771 of the business and professions code. I further attest that I have performed a record search and field inspection to identify existing monuments, shall set sufficient controlling, witness, and permanent monuments, and shall file the requisite corner record or record of survey of the references with the County Surveyor.



PROJECT ENGINEER DATE 7-3-17



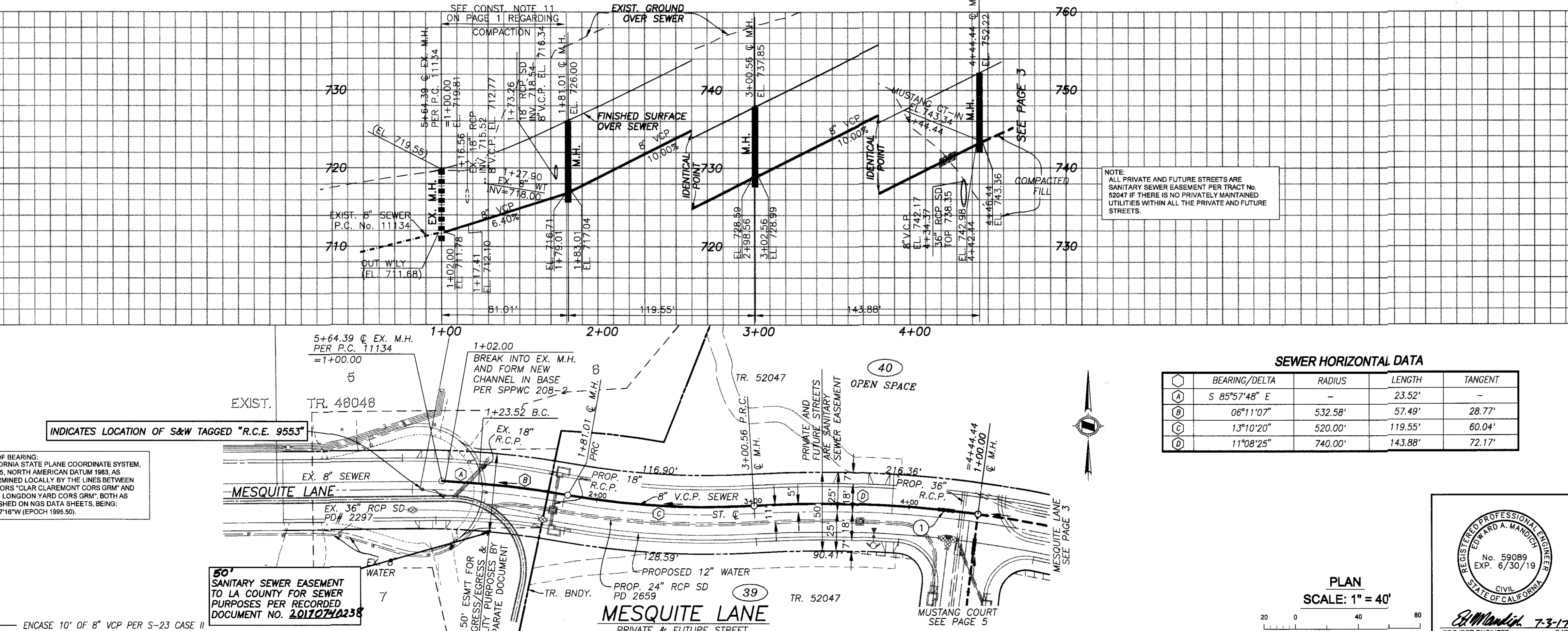
**INDEX MAP**

BUILDING AND SAFETY DISTRICT OFFICE: LA PUENTE  
SCALE: 1" = 500' CSMD INDEX E-2344 & E-2345  
P.C. 12280 TR. NO. 52047  
THOMAS GUIDE PAGE: 839-F1

| NO. | REVISION | REVISED BY | APPROVED BY | DATE |
|-----|----------|------------|-------------|------|
|     |          |            |             |      |

**COUNTY SANITATION DISTRICT (CSD) NOTES:**

- No connection for the disposal of industrial wastes shall be made to sewers shown on these drawings until a permit for industrial waste water discharge has been issued by the CSD for said connections.
- Prior to final acceptance of the project, notify the CSD superintendent of maintenance at (310) 658-1181 to report completion of construction of this local sewer that indirectly connects to the CSD sewer system. (For projects in the L.A. Basin)



NO LA COUNTY CHARGES FOR CONNECTION

SEE CO. SANITATION DISTRICT FOR SPECIAL CONNECTION CHARGES

SCALE: VERT. 1" = 8'  
HORIZ. 1" = 40'

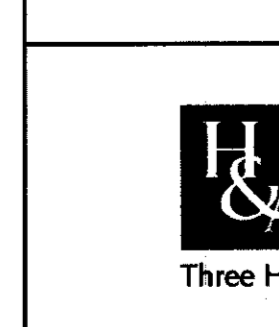
**SANITARY SEWER PLANS IN**

TRACT NO. 52047 PC NO. 12280

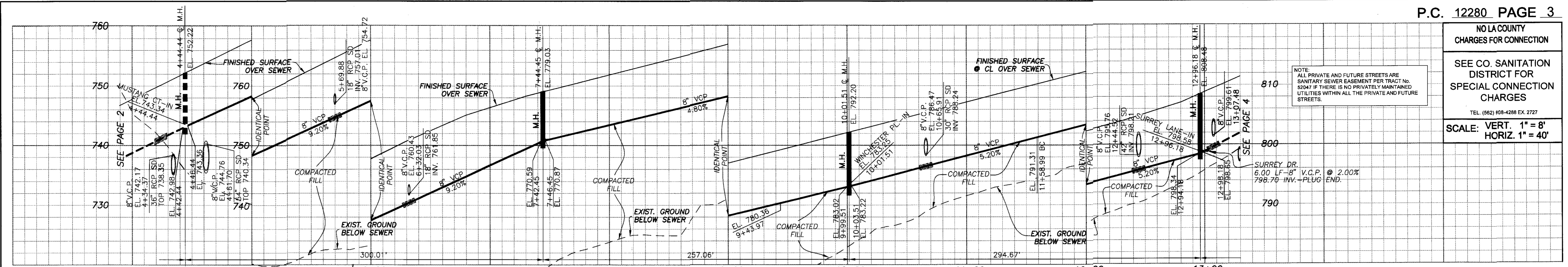
REVIEWED BY LAND DEVELOPMENT DIVISION  
BY: Buckett Tadele 07/03/2017  
FINAL MAP, SEWER AND LANDSCAPING, SUBDIVISION PLAN CHECKING SECTION DATE

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759



PROJECT ENGINEER DATE 7-3-17



NO LA COUNTY CHARGES FOR CONNECTION

SEE CO. SANITATION DISTRICT FOR SPECIAL CONNECTION CHARGES

TEL. (952) 908-4288 EX. 2727

SCALE: VERT. 1" = 8'  
HORIZ. 1" = 40'

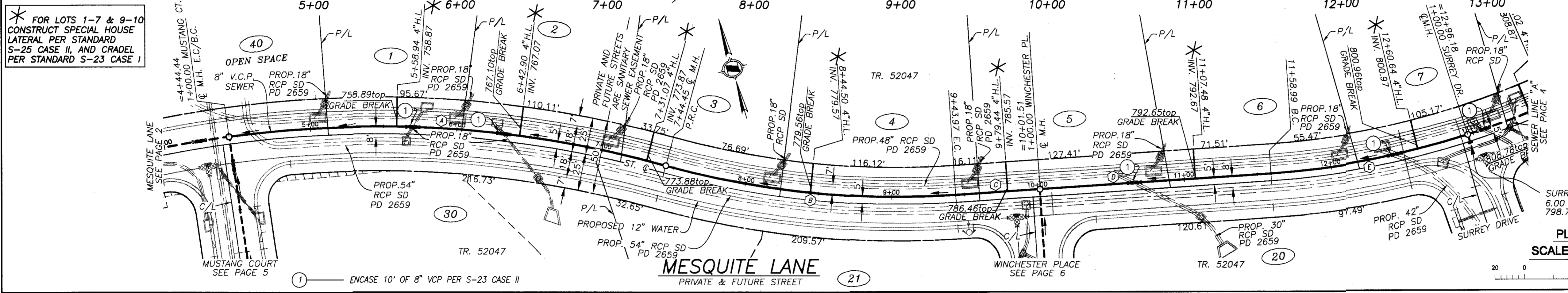
NOTE: ALL PRIVATE AND FUTURE STREETS ARE SANITARY SEWER BASEMENT PER TRACT NO. 52047 IF THERE IS NO PRIVATELY MAINTAINED UTILITIES WITHIN ALL THE PRIVATE AND FUTURE STREETS.

\* FOR LOTS 1-7 & 9-10 CONSTRUCT SPECIAL HOUSE LATERAL PER STANDARD S-25 CASE II, AND CRADEL PER STANDARD S-23 CASE I

**HORIZONTAL DATA**

| BEARING/Delta | RADIUS  | LENGTH  | TANGENT |
|---------------|---------|---------|---------|
| 23°13'44"     | 740.00' | 300.01' | 152.09' |
| 19°12'46"     | 595.00' | 199.52' | 100.71' |
| S 78°12'20" E | -       | 57.54'  | -       |
| S 78°12'20" E | -       | 157.48' | -       |
| 13°47'25"     | 570.00' | 137.19' | 68.93'  |

BACKWATER VALVE SHALL BE REQUIRED FOR LOTS 1, 2, 4, 5, 6 & 7.

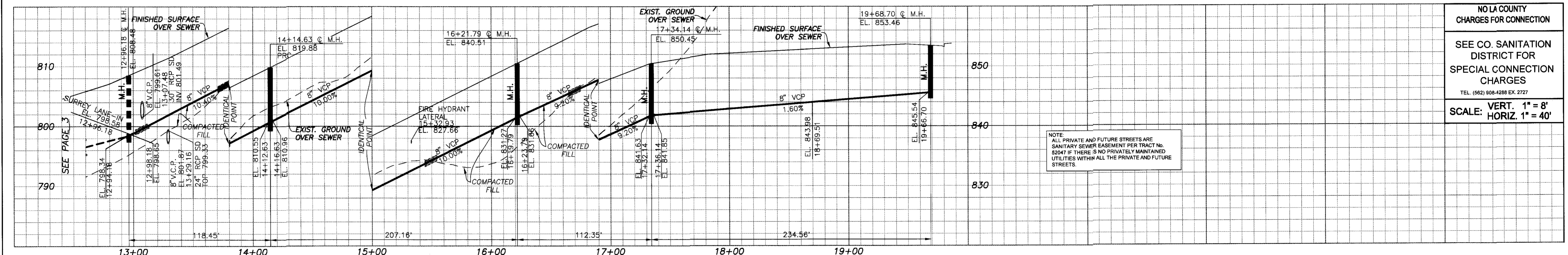


PS007687

REVIEWED BY LAND DEVELOPMENT DIVISION

BY *Bruno Tadeo* DATE 07/03/2017

FINAL MAP, SEWER AND LANDSCAPING, SUBDIVISION PLAN CHECKING SECTION



NO LA COUNTY CHARGES FOR CONNECTION

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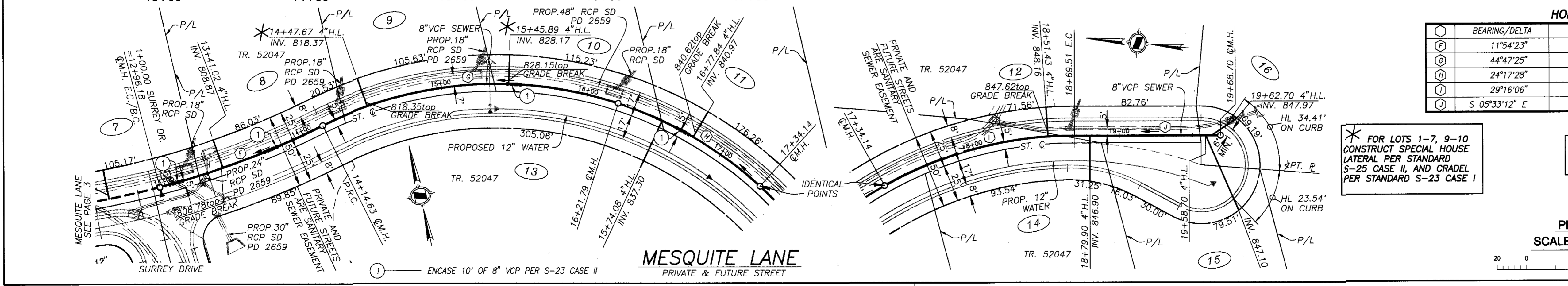
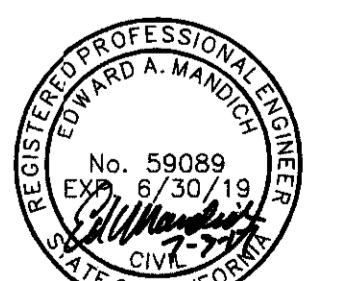
NOTE: ALL PRIVATE AND FUTURE STREETS ARE SANITARY SEWER BASEMENT PER TRACT NO. 52047 IF THERE IS NO PRIVATELY MAINTAINED UTILITIES WITHIN ALL THE PRIVATE AND FUTURE STREETS.

**HORIZONTAL DATA**

| BEARING/Delta | RADIUS  | LENGTH  | TANGENT |
|---------------|---------|---------|---------|
| 11°54'23"     | 570.00' | 118.45' | 59.44'  |
| 44°47'25"     | 265.00' | 207.16' | 109.20' |
| 24°17'28"     | 265.00' | 112.35' | 57.03'  |
| 29°16'06"     | 265.00' | 135.37' | 69.20'  |
| S 05°33'12" E | -       | 99.19'  | -       |

\* FOR LOTS 1-7, 9-10 CONSTRUCT SPECIAL HOUSE LATERAL PER STANDARD S-25 CASE II, AND CRADEL PER STANDARD S-23 CASE I

BACKWATER VALVE SHALL BE REQUIRED FOR LOTS 8, 9, 10, 11, & 12.

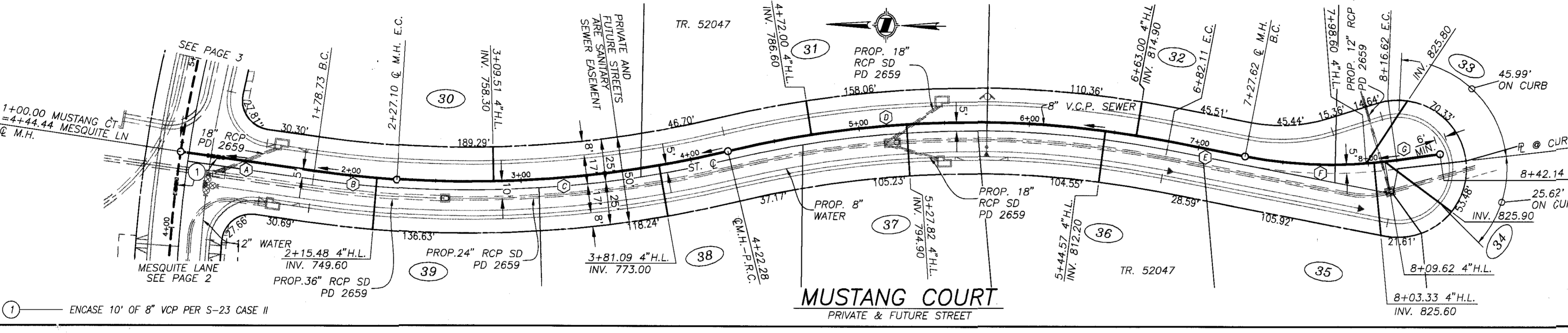
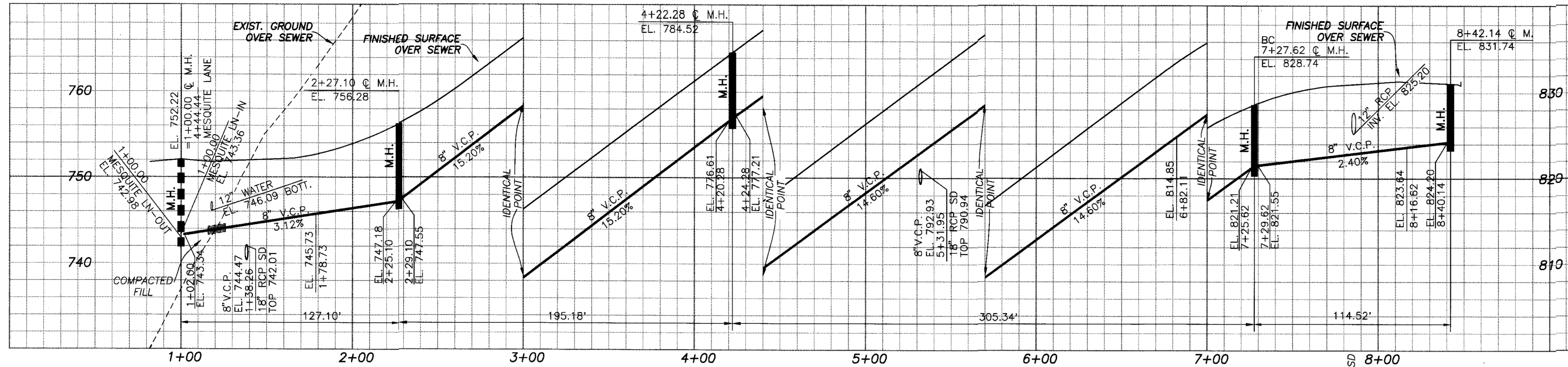


PS007687

REVIEWED BY LAND DEVELOPMENT DIVISION

BY *Bruno Tadeo* DATE 07/03/2017

FINAL MAP, SEWER AND LANDSCAPING, SUBDIVISION PLAN CHECKING SECTION



**HORIZONTAL DATA**

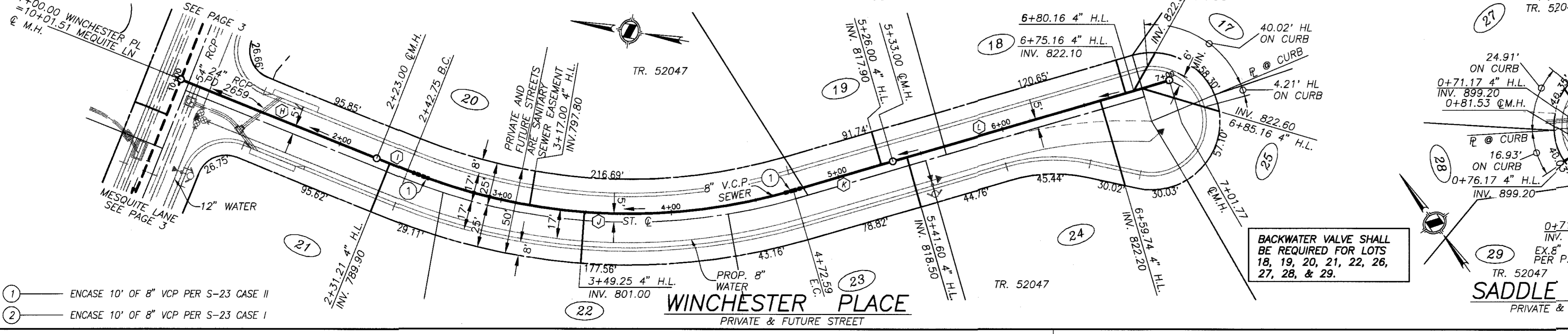
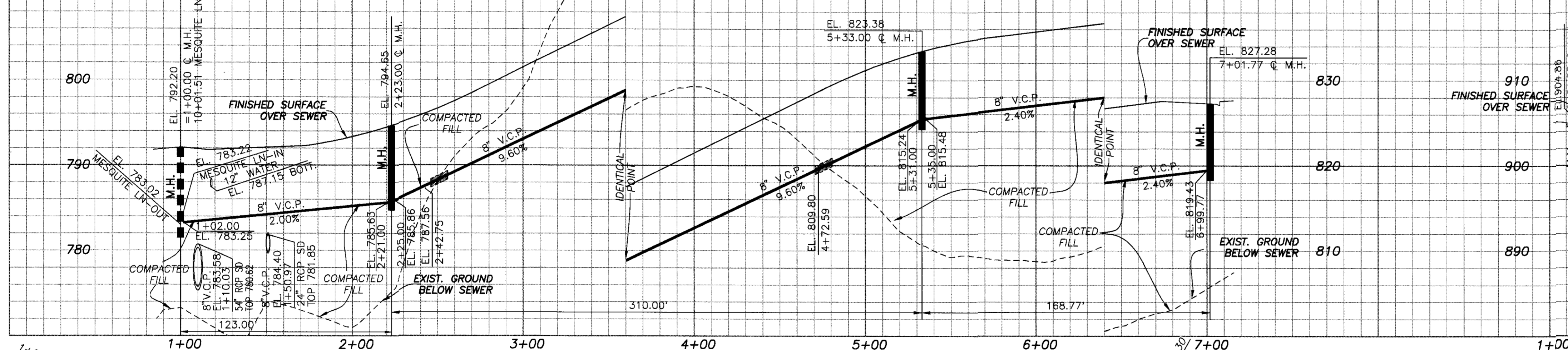
| BEARING/Delta   | RADIUS  | LENGTH  | TANGENT |
|-----------------|---------|---------|---------|
| A S 07°08'35" W | -       | 78.73'  | -       |
| B 04°17'48"     | 645.00' | 48.37'  | 24.20'  |
| C 17°20'17"     | 645.00' | 195.18' | 98.34'  |
| D 24°36'25"     | 605.00' | 259.83' | 131.95' |
| E S 10°06'56" W | -       | 45.51'  | -       |
| F S 19°08'04"   | 266.50' | 89.00'  | 44.92'  |
| G S 09°01'08" E | -       | 25.52'  | -       |

BACKWATER VALVE SHALL BE REQUIRED FOR LOTS 30, 31, 32, 35, 36, 37, 38 & 39.

PS007687

PLAN SCALE: 1" = 40'

REVIEWED BY LAND DEVELOPMENT DIVISION  
 BY *Burset Tadele* DATE 07/03/2017  
 FINAL MAP, SEWER AND LANDSCAPING, SUBDIVISION PLAN CHECKING SECTION



1 ENCASE 10' OF 8" VCP PER S-23 CASE II  
 2 ENCASE 10' OF 8" VCP PER S-23 CASE I

**HORIZONTAL DATA**

| BEARING/Delta   | RADIUS  | LENGTH  | TANGENT |
|-----------------|---------|---------|---------|
| A S 11°57'03" W | -       | 123.00' | -       |
| B S 11°57'03" W | -       | 19.75'  | -       |
| C 38°10'14"     | 345.00' | 229.94' | 119.37' |
| D N 26°13'10" W | -       | 62.41'  | -       |
| E S 26°13'10" E | -       | 168.77' | -       |
| F S 54°15'29" E | -       | 81.53'  | -       |

BACKWATER VALVE SHALL BE REQUIRED FOR LOTS 18, 19, 20, 21, 22, 26, 27, 28, & 29.

FOUND S&W, STAMPED R.C.E. 9553.

PLAN SCALE: 1" = 40'

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 BY *Burset Tadele* DATE 07/03/2017  
 FINAL MAP, SEWER AND LANDSCAPING, SUBDIVISION PLAN CHECKING SECTION

